

SYN. NO. _____

AGN. NO. _____

MOTION BY SUPERVISOR ZEV YAROSLAVSKY

September 13, 2005

On June 24, 2003, the Board instructed the Chief Administrative Office to negotiate and execute a lease with Communities in Schools, Inc. (CIS), a 501(3)(c) non-profit corporation, for the Crafts Warehouse, located within the Consolidated Fire Protection District (District) Pacoima Warehouse Complex, for the purpose of refurbishing the facility and using it to establish a Job Training Center in the San Fernando Valley. Job readiness and employment are important components of success for at-risk and probation youth who are served by CIS. One hundred fifty thousand dollars (\$150,000) was appropriated for this project from the Third Supervisorial District Anti-Gang Strategies Program. However, CIS encountered unanticipated delays in designing and preparing the project for construction. As a result of these delays, as well as cost escalations in building materials and changes in the location and scope of the project, the budget has increased to \$450,000.

The District is currently developing a master plan for the Pacoima Complex that envisions the demolition of the Crafts Warehouse at some future time. However, in order to accommodate this important community program, the District has identified a parcel of unimproved land (the Land Parcel), approximately equivalent in size to the warehouse site, that is considered surplus to the District's needs. CIS will develop the

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Land Parcel with a modular structure and will provide this needed Job Training Program. The Probation Department will provide \$300,000 in one-time savings to complete the funding of the project, and will utilize a portion of the completed space. This collaborative effort will address the needs of the community by providing youth, young adults, and adults with job development, job training, job readiness, HOST Curriculum Tutoring, computer training, parenting classes, and a Youth Academy.

I, THEREFORE, MOVE that the Board of Supervisors:

1. Instruct and authorize the CAO to negotiate and execute, on behalf of the County, a gratis ground lease agreement with the District for the Land Parcel for a term not to exceed ten (10) years; terminate the lease entered with CIS on August 6, 2003 for the use and refurbishment of the Crafts Warehouse; and negotiate and execute a sublease of the Land Parcel to CIS for an initial term of five (5) years, with two optional two-and-one-half year extensions, for its development and improvement with a suitable modular structure.
2. Authorize CAO to increase County funding by \$300,000, fully funded by anticipated Probation Department current-year, one time savings.
3. Authorize CAO, upon execution of the sublease with CIS, to release \$60,000 to CIS to cover the costs associated with the preparation of plans and specifications for the development of the Land Parcel by CIS; and to monitor, document, and complete the project.